

EXHIBIT "A"

SURVEY OF 0.0465 ACRES OR 2,027 SQUARE FEET OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 8.39 ACRES OF LAND AS CONVEYED BY AMIR BATOEI HIS INTEREST TO AUSTIN IR TACOMA , LP IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2015023241 AND BEING A PORTION OF THE SAME 8.39 ACRES OF LAND AS DESCRIBED TO MAJID HEMMASI IN THAT CERTAIN TRUSTEE'S WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2010066548, BOTH OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE SAID MAJID HEMMASI BEING A ONE-HALF INTEREST REMAINDER OF THE SAID 8.39 ACRES OF LAND, THE SAID 0.0465 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNG at a capped iron rod found for the north corner of the herein described 0.0465 acres of land, having Grid Coordinates of N(Y) 10115862.783 E(X) 3150862.722 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, and the north corner of the said Tacoma 8.39 acres of land and the north corner of that certain five foot strip of land being an easement for maintaining electric lines and various systems described to the City of Austin as recorded in Volume 3945, Page 921, Deed Records Travis County, Texas, same being the east corner of that called 9.01 acres of land described to The Robert Kosler, Jr. Trust in that certain Warranty Deed as recorded in Volume 9724, Page 581 Real Property records of Travis County, Texas and a point on the southwest right-of-way line of Howard Lane, a county road in Travis County, Texas;

THENCE South 61°50'00" East, a distance of 202.39 feet and coincident with the southwest right-of-way line of the said Howard Lane, same being the northeast line of the said Tacoma 8.39 acres of land to a one-half inch iron rod found for the east corner of the herein described 0.0465 acres of land and the said Tacoma 8.39 acres of land, same being the north corner of Lot 1, Block A, Howard Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 201400065 Official Public Records Travis County, Texas;

THENCE South 27°29'49" West, a distance of 10.00 feet and departing the southwest right-of-way line of the said Howard Lane and coincident with the common dividing line of the said Tacoma 8.39 acres of land and the said Lot 1, to a calculated point for the south corner of the herein described 0.0465 acres of land, same being a point on said common dividing line and from this point a one-half inch found for the south corner of the said Tacoma 8.39 acres of land, same being the west corner of the said Lot 1, bears South 27°29'49" West, a distance of 1472.50 feet;

THENCE North 61°50'00" West, a distance of 203.09 feet and departing said common line and crossing over the said Tacoma 8.39 acres of land and being ten foot perpendicular distance from and parallel to the southwest right-of-way line of Howard Lane to a calculated point for the west corner of the herein described 0.0465 acres of land, same point being a point on the northwest line of the said City of Austin five foot strip of land and a point on the common dividing line of the said Tacoma 8.39 acres of land and the said Kosler 9.01 acres of land;

THENCE North 31°30'44" East, a distance of 10.02 feet across along the common dividing line of the said Tacoma 8.39 acres of land and the said Kosler 9.01 acres of land to the **POINT OF BEGINNING** and containing 0.0465 acres of land or 2,027 square feet of land, more or less.

BASIS OF BEARINGS: GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

Reference the attached sketch marked **EXHIBIT "B"**.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: **AUSTIN ENERGY**


Robert C. Steubing Registered Professional Land Surveyor No. 5548